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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

SCHULTE PROPERTIES LLC,

Debtor.

Bankruptcy Case No. 18-12734-MKN

Chapter 11

Date: October 24, 2018

Time: 9:30 a.m.

DECLARATION OF MELANI SCHULTE IN SUPPORT OF MOTION TO
ASSUME LEASES BETWEEN SCHULTE PROPERTIES LLC AND RESIDENTIAL
TENANTS

MELANI SCHULTE makes this declaration in support of Schulte Properties LLC's Motion to
ASSUME LEASES Between Schulte Properties LLC and Residential Tenants as follows:

1. This case was commenced on May 10, 2018 by a voluntary petition for relief under chapter 11 of title 11 of the United States Code.
2. I am the sole member of Schulte Properties LLC.
3. The Debtor remains in possession of its assets and the management of its property as debtor in possession under sections 1107 and 1108 of the Bankruptcy Code.
4. No trustee, examiner, or committee of unsecured creditors has been appointed by the

Office of the United States Trustee in this case.

5. Debtor holds title to 32 residential properties (the “Properties”). *See Exhibit 1.*

6. The Properties were each transferred from their respective prior owners to Schulte Properties LLC, pursuant to the Order Confirming The Debtors’ Chapter 11 Plan of Reorganization entered in Melani Schulte’s personal bankruptcy proceeding, case 09-29123-MKN (the “2009 Bankruptcy”). *See 2009 Bankruptcy, Doc 912.*

7. All of the 32 residential Properties Debtor holds are occupied by tenants that have entered into leases with either the Debtor, or with Melani Schulte or predecessor entities (collectively, the “Leases”).

8. 3 of the 32 residential Properties Debtor holds is occupied by tenants that entered into post-petition leases with the Debtor.

9. 3 of the 32 residential Properties Debtor holds are occupied by tenants that entered into pre-petition leases with the Debtor.

10. 26 of the 32 residential Properties Debtor holds are occupied by tenants that entered into pre-petition leases with Melani Schulte or predecessor entities.

11. Details of the Properties and Leases are set forth more fully on Exhibit 1 to Declaration of Melani Schulte filed concurrently herewith.

12. A copy of each of the pre-petition Leases is available upon request, and has already been provided to the Office of the US Trustee.

13. The assumption of the Leases is in the best interest of the estate.

14. No prior motions for acceptance of any leases have been filed in this case.

15. No plan of reorganization has been filed in this case.

DATED: September 19, 2018

/s/ Melani Schulte
MELANI SCHULTE

EXHIBIT 1

Address	Tenants	Leassor / Receiver of Deposit	Start of Lease Date	Expiration of Lease	Gross Rent	Security Deposit
9500 Aspen Glow, Las Vegas NV	Monica Montero and Brenda Torres Lopez	Melani Schulte	3/1/2016	2/28/2019	\$ 1,550.00	\$ 1,595.00
2460 Avenida Cortes, Henderson NV	Stenberg	Schulte Properties LLC	8/1/2018	7/31/2019	\$ 1,505.00	\$ 2,050.00
4710 Brently Place, Las Vegas NV	Joseph Stenico and April Madrid	Schulte Properties LLC	8/18/2018	8/31/2019	\$1,430.00	\$1,575.00
7873 Bridgefield Ln, Las Vegas NV	Reina and Romero	7873 Bridgefield LLC	3/29/2009	3/31/2019	\$ 1,285.00	\$ 1,195.00
509 Canyon Greens Dr, Las Vegas NV	Pierce	Melani Schulte	6/1/2016	5/31/2020	\$ 3,000.00	\$ 3,000.00
3322 Cheltenham St, Las Vegas NV	Hallman	3322 Cheltenham LLC	6/15/2007	7/31/2019	\$ 1,405.00	\$ 1,300.00
3383 Cloverdale Ct, Las Vegas NV	James	Schulte Properties LLC	5/1/2018	4/30/2019	\$ 1,970.00	\$ 4,000.00
1624 Desert Canyon Ct, Las Vegas NV	Brogan	Melani Schulte	6/17/2016	5/31/2019	\$ 1,650.00	\$ 2,595.00
3729 Discovery Creek, North Las Vegas NV	Taylor and Campbell	Melani Schulte	12/15/2015	2/28/2019	\$ 1,365.00	\$ 3,800.00
1392 Echo Falls, Las Vegas NV	Cowie	Schulte Properties LLC	8/1/2017	7/31/2019	\$ 1,570.00	\$ 2,650.00
1701 Empire Mine Dr, Henderson NV	Flores and Scott	Melani Schulte	1/1/2018	3/31/2019	\$ 1,250.00	\$ 1,495.00
9020 Feather River, Las Vegas NV	Craig	9020 Feather River LLC	7/15/2006	7/31/2019	\$ 1,450.00	\$ 1,625.00
1013 Golden Hawk Wy, Las Vegas NV	Heramis and Kutla	Melani Schulte	4/17/2017	4/30/2019	\$ 1,405.00	\$ 1,650.00
4521 W. La Madre Wy, North Las Vegas	Cabrera	Melani Schulte	8/1/2017	7/31/2019	\$ 1,430.00	\$ 1,995.00
8562 Lambert Dr, Las Vegas NV	McCoy	Melani Schulte	7/24/2013	7/31/2019	\$ 1,495.00	\$ 2,990.00
276 Manzanita Ranch, Henderson NV	Gubista and Urvakyte	Melani Schulte	6/7/2014	6/30/2019	\$ 1,535.00	\$ 1,495.00
2861 Marathon Dr, Henderson NV	Frey	Melani Schulte	3/7/2017	3/31/2019	\$ 1,550.00	\$ 4,545.00
5218 Misty Morning Dr, Las Vegas NV	Obedoza	Melani Schulte	7/20/2016	7/31/2019	\$ 1,890.00	\$ 5,370.00
10317 Neopolitan Pl, Las Vegas, NV	David	Melani Schulte	2/1/2017	1/31/2019	\$ 1,605.00	\$ 3,300.00
956 Ostrich Fern Ct, Las Vegas, NV	Fisher	956 Ostrich Fern LLC	9/1/2007	4/30/2019	\$ 1,455.00	\$ 1,450.00
8216 Peaceful Canyon Dr, Las Vegas, NV	Cajas and Linares	Melani Schulte	6/1/2013	MONTH TO MONTH	\$ 1,500.00	\$ 1,395.00
6091 Pumpkin Patch Ave, Las Vegas, NV	Gaytan and Soliz	Melani Schulte	5/12/2017	5/31/2019	\$ 1,345.00	\$ 3,000.00
5709 Ridgetree Ave, Las Vegas, NV	Lee	Cherish LLC	2/1/2010	2/28/2019	\$ 1,010.00	\$ 1,345.00
5524 Rock Creek Ln, Las Vegas, NV	Letus	Melani Schulte	10/1/2017	9/30/2019	\$ 1,550.00	\$ 1,695.00
922 Saddle Horn Dr, Henderson, NV	Williams	Melani Schulte	11/21/2016	2/28/2019	\$ 1,305.00	\$ 1,370.00
5609 San Ardo Pl, Las Vegas, NV	Hayes	Melani Schulte	4/17/2017	4/30/2019	\$ 1,425.00	\$ 1,950.00
9521 Sierra Summit Ave, Las Vegas, NV	Sinnott and Schanda	Melani Schulte	5/18/2017	5/31/2019	\$ 1,790.00	\$ 2,695.00
1528 Splinter Rock Wy, North Las Vegas, NV	Patrick Allen and Kristin Klee	Schulte Properties LLC	9/18/2018	3/31/2020	\$ 1,730.00	\$ 2,295.00
1194 Stormy Valley Rd, Las Vegas, NV	Marion and Brown	Melani Schulte	9/10/2013	3/31/2019	\$ 1,350.00	\$ 2,495.00
2290 Surrey Meadows Ave, Henderson, NV	Johnston and Ore	Melani Schulte	6/1/2017	9/30/2018	\$ 1,850.00	\$ 2,395.00
2614 Sweet Leilani Ave, North Las Vegas, NV	Seltmann	Schulte Properties LLC	12/17/2017	3/31/2019	\$ 1,550.00	\$ 1,795.00
2525 Via Di Autostrada, Henderson, NV	Hunt and Martin	Melani Schulte	2/28/2016	2/28/2019	\$ 1,490.00	\$ 1,895.00